

Hagan House
501 Cherry Street
Jefferson City
Cole County
Missouri

HABS No. MO-1200

HABS
Mo,
26-JEFCI,
5-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY
HAGAN HOUSE

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Historic Name

The name "Hagan House" was given to the structure as a result of a review of ownership history (Sturdevant 1981). The lot on which the house is located was passed through private ownership beginning in 1847. In 1867 the lot was purchased by a Christian Hagan, then foreman of the state prison rock quarry team, for \$75. Hagan died in 1872 and the property was sold at that time for \$300. Prices of lots in the general area which were sold in the early 1870's range from around \$5 to \$100 when no structures were present. It is assumed that the house located at 501 Cherry Street (Inlot 760) was constructed or at least was under construction between 1867 and 1872 given the \$300 selling price in 1872. Rock used in construction of the house is very similar to that located at the old prison quarry located immediately to the north of the house. Since Hagan was the prison quarry foreman and the rock is similar to that which was taken from the prison quarry, it is highly likely that Hagan was instrumental in construction of the house.

Location

The Hagan House is located at 501 Cherry Street at the corner of Cherry and East Miller Streets, Jefferson City, Missouri.

Present Use

The house is currently vacant. The last resident moved from the structure in January 1982 and the land and structure are owned by the City of Jefferson. The house location is within the boundaries of a proposed new bus maintenance garage. In compliance with a Memorandum of Agreement the house will be relocated or demolished by March-April 1982 for purposes related to construction of the proposed bus facility.

Significance

The lot upon which the Hagan House stands has a very early ethnic ownership history (circa late 1840's). Constructed by a white man (Christian Hagan), the house was purchased in 1872 by a Black man (Hiram Brooks). Black residential patterns in the late 1800's in Jefferson City indicate that few if any other Black owned structures were present in the vicinity of the Hagan House (Kremer n.d.). Further, historic inventory of Black owned structures of the 19th Century strongly suggests that the Hagan House may be the earliest extant Black owned structure in the Jefferson City area (Kremer n.d.). The house has been in continuous Black ownership since the purchase by Brooks in 1872 until the City of Jefferson purchased it in January 1982.

A second area of significance of the Hagan House is found in the circumstances of construction of the structure. Christian Hagan, a prison quarry forman, directed stone quarry and mason crews hired out by the Missouri Prison system. The rock used in construction of the Hagan House is very similar in form to limestone left along the edges of the old prison quarry immediately to the north of the house. Further, the stonework is relatively crude in the Hagan House in terms of consistency of size and poorly matched blocks. While the exact circumstances of the construction of the house could not be well documented, this evidence does strongly suggest that prison labor and prison materials were involved in the building. Several structures were built by prison rock and prison labor during the 1860's (Nesheim 1970). Most of these, however, only involved foundations constructed of limestone with upper levels built of brick (Nesheim 1970). The only well documented prison constructed limestone structure in Jefferson City is the Old Jail, located at the corner of McCarty and Monroe Streets. This 1840 structure was demolished by the City of Jefferson in February 1982.

The style of the Hagan House may loosely be categorized as "remodeled bungaloid". The square stone shape exhibits few unique architectural features and its merit rests primarily on its vernacular character: Window sizes are inconsistent, doorways vary in size, and radiating voussoirs in brick are only present on some of the openings. The 24" thick stone walls effectively reduce the interior of the house to relatively small living quarters. The truncated hip roof with dormers is somewhat inconsistent with the square stone design and date of construction of the house. Observation of the interior suggests that the dormers and possibly the current roof are turn-of-the-century modifications.

Date of Erection

As previously stated, the date of construction of the Hagan House could not be established beyond any doubt. The major reason for determination of the circa 1868-1872 date is based on the rather abrupt increase in value of the property in terms of the cost noted on the Abstract of Title between its 1867 purchase for \$75 and its 1872 purchase for \$300.

Architect

No information was recovered which would indicate the identity of the architects. The vernacular style coupled with relatively crude construction techniques suggest that the Hagan House may not have been constructed following formal architectural design but a result of contractor or construction foreman design.

Architectural Information

Shingle rolls cover the truncated hip roof of the Hagan House. Plain cornice boxes trim all roof sections. Shed roofed dormers extend from the north, east, and west roof sections. A concrete chimney with south slope and stovepipe center is located in the south section. On the northern roof panel another concrete chimney is located. The chimney slopes to the north and has a metal cap.

The main entrance on the west is a four panel door with one light set with embrasure. A screen door protects this door. A second similar pair of doors is located on the east. Doorways are trimmed with radiating voussoirs in brick.

There are numerous windows of various styles. Facing north on the first floor, there are two double sashed windows which have six lights per sash. Whese windows are trimmed with arches topped by radiating voussoirs and with wood lugsills. The northern dormer has two small double sashed windows with four lights per sash. These windows are covered with aluminum storm windows. Three double sash windows with four lights per sash are set with embrasure in the basement on the south side. The basement windows have wooden lugsills. The main floor has two double sashed windows and each sash has two lights. These windows are trimmed like those on the north. The east side has one window similar to the southern main floor windows. A shingle covered bay extension on the east has a fixed single pane window. There are also two double sashed four light windows on the upper level of the east side. These are covered by aluminum storm windows. On the west side of the first floor are two double sashed windows with four lights per sash. Radiating voussoirs over arches and wood lugsills trim these windows. Two double sashed windows face west from the dormer. The dormer windows have six lights in the top sash set over a single pane lower sash. Aluminum storm windows cover the dormer windows.

A shed style extension forms the roof of the open porch on the west. This porch has a concrete floor and four support columns in the front. The concrete floor of the eastern porch forms a cover for a concrete block storage area beneath the porch. An aluminum shed roof tops the east porch which has a pipe railing and treillage supports.

A stone retaining wall runs along the south side of the house. A concrete and gravel walk leads up to the west porch. The walk is scored in a diamond pattern.

The square structure is built of hand hewn coursed limestone of varying sizes and shapes. Mortar is friable where original with some areas exhibiting newer harder concrete mixtures plastered over probable weakened joints of original mortar.

The interior of the Hagan House is detailed in the attached sketch map. First floor ceilings have been lowered in all rooms but the kitchen which still has a 10 foot ceiling. Floors, where visible, are narrow varnished oak board. The single stairway leading to the upper floor is open and has no decorative features. The upper floor was built in the 1930's by Earl Conley and consists of three small rooms and open attic space. Walls of the first floor are plaster over rock and the upper floor walls are painted cardboard and plaster board. The south half of the basement level was divided into two rooms by Earl Conley in the 1930's. The north half of the basement level is open, has a concrete floor, two windows in brick well recess and one door leading outside to the east.

The Hagan House has one outbuilding, a garage, which faces East Miller Street. Set on a concrete block foundation, the garage has a medium gable metal roof with plain projecting verges and eaves. The roof ridge runs north-south. The wood frame is covered with clapboard and a double door made from plywood faces north.

Bibliography

Abstract of Title

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Project Information

The proposed Jefferson City Central Maintenance and Bus Garage Project, Cole County, Missouri is funded by two Federal agencies: Urban Mass Transportation Administration and Federal Highway Administration. A Phase I Cultural Resource Inventory was prepared for Booker & Associates of St. Louis, Missouri by Environmental Research Center of Missouri, Inc. Jefferson City, Missouri which detailed historic information recovered concerning the Hagan House. The April 1981 report is listed in the above Bibliography (Sturdevant 1981). The present document was completed in February 1982 by Craig Sturdevant, President of Environmental Research Center of Missouri, Inc. Floor plan sketches were prepared by Mr. Tom Hood of the Housing Authority, Jefferson City, Missouri. Photographs were taken and processed by Mr. Lloyd Grotjan, owner Full Spectrum Photos.